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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

Prepared By: Todd R. Hagan, P.E., Madison County Engineer, 1105 E. Court Ave., Winterset, Iowa 50273, Telephone: (515) 462-1136

**EASEMENT FOR PUBLIC HIGHWAY**

KNOW ALL MEN BY THESE PRESENTS

THAT RANDALL E. RICHARDSON

of MADISON County, State of IOWA in consideration of the sum of

Four Thousand Nine Hundred and Fifty and 00/100-----DOLLARS-----(\$ 4,950.00)

in hand paid by MADISON COUNTY, IOWA, do hereby sell and convey unto the said MADISON COUNTY, for road purposes and for use as a Public Highway, the following described premises situated in the County of Madison, State of Iowa, to-wit:

PARCEL 3

That part of Lot 1, Green Acres Subdivision, recorded in Book 2006, Page 551, Madison County Recorder's Office, Madison County, located in the Southeast Quarter of the Southeast Quarter of Section 18, Township 77 North, Range 28 West of the Fifth Principal Meridian, Madison County, Iowa, described as follows:

Commencing at the southeast corner of the Southeast Quarter of the Southeast Quarter of said Section 18;  
thence on an assumed bearing of North 00 degrees 00 minutes 04 seconds East along the easterly line of the Southeast Quarter of the Southeast Quarter of said Section 18 a distance of 305.25 feet to the southeast corner of Lot 1 of said Green Acres Subdivision and the point of beginning;  
thence North 76 degrees 53 minutes 07 seconds West along the southerly line of said Lot 1 a distance of 41.03 feet to the present right of way line of a Madison County Highway;  
thence North 76 degrees 53 minutes 07 seconds West along said southerly line 52.36 feet;  
thence North 25 degrees 15 minutes 51 seconds East 3.26 feet;  
thence North 05 degrees 27 minutes 06 seconds East 251.12 feet;  
thence North 02 degrees 39 minutes 34 seconds East 123.78 feet;  
thence North 21 degrees 48 minutes 05 seconds East 53.85 feet;  
thence South 89 degrees 59 minutes 56 seconds East 39.97 feet to the easterly line of said Lot 1 and the easterly line of the Southeast Quarter of the Southeast Quarter of said Section 18;  
thence South 00 degrees 00 minutes 04 seconds West along said easterly lines 447.77 feet to the point of beginning.

Said tract contains 0.71 acres including the present highway and is subject to encumbrances of record.

**EASEMENT FOR PUBLIC HIGHWAY**

and we hereby covenant with the said MADISON COUNTY that we are lawfully seized of said premises; that they are free from encumbrance(s) N/A, that we have good and lawful authority to sell and convey the same, and we do hereby covenant to warrant and defend the said premises against the lawful claims of all persons whomsoever and the said \_\_\_\_\_, hereby relinquishes his/her/their of dower in and to the premises hereinbefore conveyed.


Signed this 8<sup>th</sup> day of JUNE, A. D. 2017.



Name: RANDALL E. RICHARDSON

STATE OF IOWA            )  
  ) ss  
COUNTY OF MADISON    )

On this 8<sup>th</sup> day of JUNE, 2017, before me, the undersigned a Notary Public in and for said County and State personally appeared RANDALL E. RICHARDSON, to me known to be the identical person(s) named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

  
\_\_\_\_\_  
Notary Public in and for said County and State of Iowa

